



8/14/02

FOR OFFICE USE ONLY
CASE NO. <u>02174</u>
DATE SUBMITTED <u>8-14-02</u>

3:30 PM

REZONING APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS

If a petition for rezoning is denied by the City Council, another application for rezoning shall not be filed within a period of 180 days from the date of denial, except with permission of the Planning & Zoning Commission or City Council. The following items must be submitted by an established filing deadline date for consideration:

- ☒ Application completed in full.
- ☒ \$500.00 application fee
- ☒ Two (2) copies of a fully dimensioned map on 24" x 36" paper showing:
 - a. Land affected;
 - b. Legal description of area of proposed change;
 - c. Present zoning;
 - d. Zoning classification of all abutting land; and
 - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- ☒ Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- ☒ The Rezoning Supporting Information sheet completed in full.

APPLICANT'S INFORMATION:

Name Mark Dudley E-Mail mdudley@mdudleyconstruction.com
Street Address 11370 SH 30
City College Station State TX Zip Code 77845
Phone Number (979) 776-6863 Fax Number 979-776-2235

PROPERTY OWNER'S INFORMATION: (ALL Property Owners must be listed and sign the application -Please attach an additional sheet if necessary)

Name Mark Dudley E-Mail mdudley@mdudleyconstruction.com
Street Address 11370 SH 30
City College Station State TX Zip Code 77845
Phone Number (979) 776-6863 Fax Number 979-776-2235

This property was conveyed to owner by deed dated 01/02/1996 and recorded in Volume 2508 Page 230 of the Brazos County Deed Records.

General Location of Property: On SH 30 (Harvey Rd.) at SW corner of SH 30 & Pamela Lane.
Address of Property: 3950 Harvey Road, College Station, TX 77845

Legal Description: Maria Kagan, A-28, Lot 42, Block 1, Harvey Hillside Subdivision

Acreage - Total Property: 5.36 Acres.

Existing Zoning: A0 (Agricultural-Open) Proposed Zoning: 1.50 Acres - R1
3.86 Acres - A-P

Present Use of Property: Vacant

Proposed Use of Property: Light commercial, office/service

REZONING SUPPORTING INFORMATION

1.) List the changed or changing conditions in the area or in the City which make this zone change necessary.

See Attachment, dated 8-14-02

2.) Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

See Attachment, dated 8-14-02

3.) List any other reasons to support this zone change.

See Attachment, dated 8-14-02

The applicant has prepared this application and supporting information and certifies that the facts stated herein and exhibits attached hereto are true and correct. IF APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER(S) OF THE PROPERTY, APPLICATION MUST BE ACCOMPANIED BY A POWER OF ATTORNEY STATEMENT FROM THE OWNER.

Thall Redley

Signature of owner (or agent) or applicant

8.14.02

Date

Attachment to
Rezoning Supporting Information
August 14, 2002

1. List the changed or changing conditions in the area or in the City which make this zone change necessary.

This property has been zoned as A-O, which is basically a holding classification until a better use can be determined. The property is unique in comparison to the other lots classified as Sub Area 7-B of the Highway 30/60 Land Use Plan in its depth, measuring from highway 30. To protect the integrity of the neighborhood we propose to make the back (further from 30) 1.5 acres R-1 and the remaining 3.86 acres ~~set~~. The impetus for doing so at this time is that my parents wish to start building a house on the R-1 portion of the lot. I should also mention that I live in this neighborhood on a lot that is across the street from this lot.

2. Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

The Plan states that appropriate uses would include light commercial office/service, and higher density single family so it appears that by requesting a portion of this lot to be classified as R-1 would be in conflict with the Plan. As stated above, I think that it is in the best interest of the neighborhood that the back portion of the lot be identified as R-1.

3. List any other reasons to support this zone change.

In the past, I have proposed to build C-1 projects for lease to prospective tenants. It has been a stumbling block that the property was not already zoned C-1.

7/14/02 *7/14/02*
8-14-02

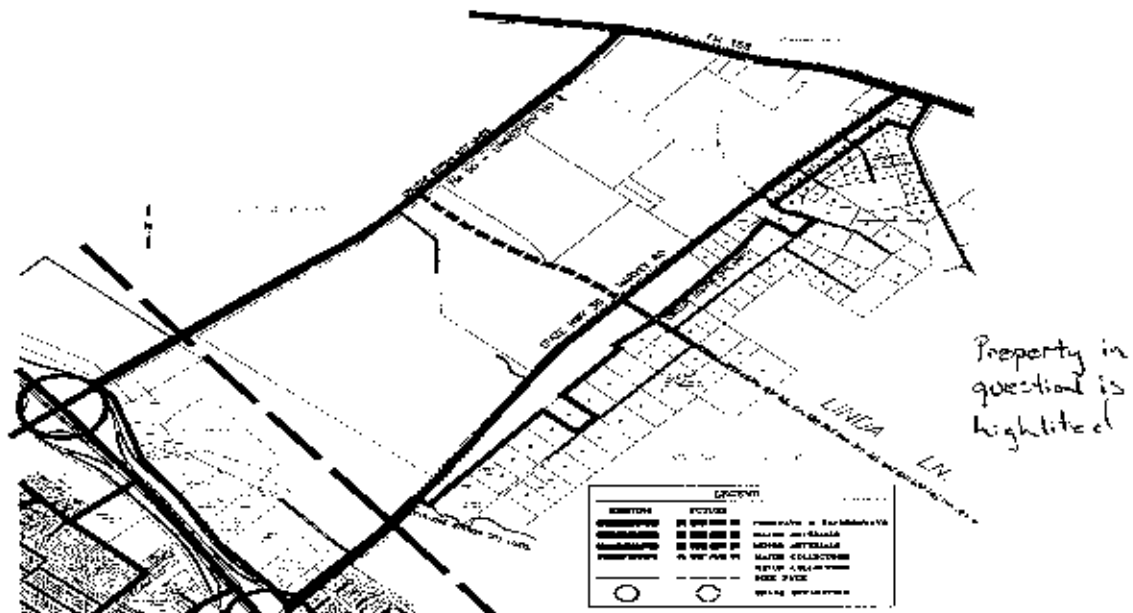
The City should also review the Park Hudson deed restrictions that apply to the FM 60 frontage and the Bryan Overlay District regulations that apply to the FM 158 frontage. If there are any Zoning Ordinance changes that would be needed to ensure that development in College Station is as attractive as the future developments on the Bryan side, they should be adopted.

TRAFFIC IMPROVEMENTS

The City should pursue options to encourage the TXDOT widening project of FM 60 through the Study Area in a more timely manner.

The City should change its Thoroughfare Plan to include a major collector from FM 30 to FM 60 across from Linda Lane and Copperfield Drive. The City should also add two minor collectors that would serve the future commercial and residential areas near FM 158. These changes are included in Figure 50. A third collector should be added west of the Copperfield extension and east of Veterans' Park. The collector should not be constructed on the Park property.

FIGURE 50
30/60 AREA PROPOSED THOROUGHFARE PLAN



Note - The Thoroughfare Plan shall depict generalized locations of new streets. The lines shown on the Plan are subject to modifications to fit local conditions, constraints, and right-of-way availability, which warrant further refinement as development occurs. The actual street locations will be determined through the platting process, and will require Planning and Zoning Commission approval. Major deviations that would result in an amendment to the Thoroughfare Plan must be approved by City Council.